



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
October 20, 2020

Council District 4

Zoning Commission Recommendation:
Approval by a vote of 9-0

Opposition: Park Glen NA, 1 letter, 1 notice
Support: none submitted

Continued Yes X No ___
Case Manager Laura Evans
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: MQ Northside Retail LLC

Site Location: 4900 - 5100 blocks N. Tarrant Parkway Acreage: 14.84

Proposed Use: Commercial

Request: From: "CF" Community Facilities, "E" Neighborhood Commercial, and "FR" General Commercial Restricted
To: "CF" Community Facilities, "F" General Commercial and "FR" General Commercial Restricted

Land Use Compatibility: Requested change **is compatible.**

Comprehensive Plan Consistency: Requested change **is not consistent (Technical Inconsistency).**

Staff Recommendation: Approval

Background:

The site is located at the northwest corner of Ray White and North Tarrant Parkway, both Neighborhood Connectors on the Master Thoroughfare Plan. The site is currently zoned "CF" Community Facilities, "E" Neighborhood Commercial, and "FR" General Commercial Restricted.

The applicant is requesting to rezone a portion of the "CF" zoning to "FR" as well as rezone a portion of the site from "E" to "F". A majority of the existing "FR" zoning will stay while the "E" is proposed to be rezoned to "F".

The applicant has included an exhibit for clarity that illustrates the existing and proposed zoning boundary lines.

Site Information:

Surrounding "C" and Land Uses:

- North "C" Medium Density Multifamily / multifamily
- East "PD 994" PD/E / commercial
- South "E" Neighborhood Commercial / commercial
- West "AR" One-Family Restricted / undeveloped

Zoning History: None

Public Notification:

300 foot Legal Notifications were mailed on July 24, 2020.

The following organizations were notified: (emailed July 22, 2020)

Organizations Notified	
North Fort Worth Alliance	Valley Brook Estates HOA
The Vineyards at Heritage HOA	Heights of Park Vista HOA
Trace Ridge HOA	Heritage HOA
Coventry Hills HOA*	Park Glen NA
Streams And Valleys Inc	Trinity Habitat for Humanity
Public Improvement District #6	Keller ISD

*Closest Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to change the zoning to “FR” and “F” and change the boundary line to the existing “CF” zoning. Surrounding uses consist of commercial uses to the east and south and residential uses to the north and west.

The proposed uses **are compatible** with surrounding uses.

2. Comprehensive Plan Consistency – Far North

The 2020 Comprehensive Plan designates the subject property as Open Space and Neighborhood Commercial. The proposed zoning meets the below policies within the following Comprehensive Plan:

- Encourage development type and intensity appropriate to existing or planned street infrastructure by coordinating future land use map changes with the Master Thoroughfare Plan and an adopted Complete Streets policy.
- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways.

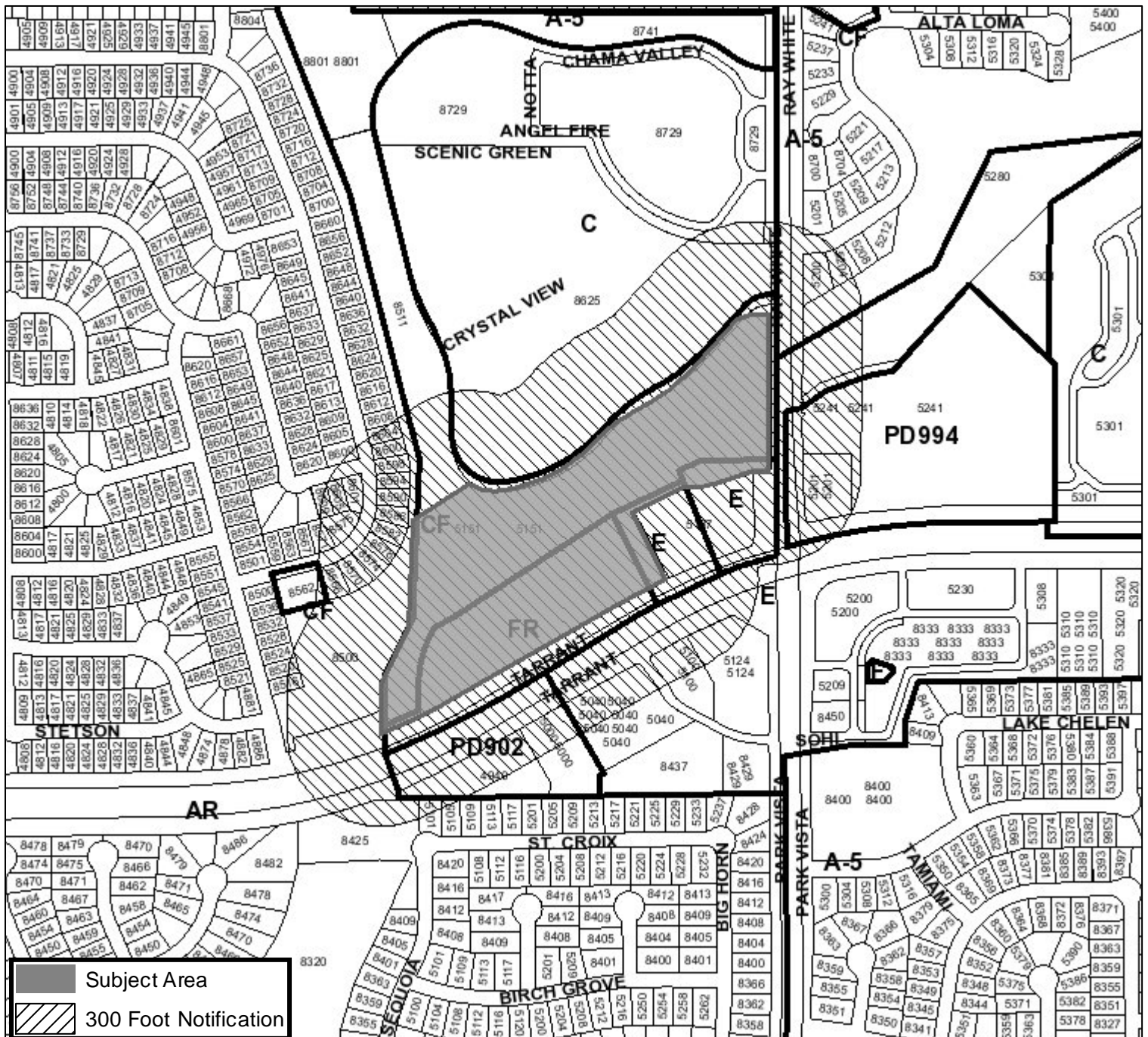
Based on conformance with the policies stated above, the proposed zoning **is not consistent (technical inconsistency)** with the Comprehensive Plan.

Attachments:

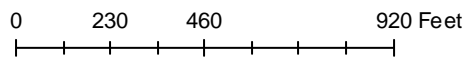
- Area Zoning Map with 300 ft. Notification Area
- Area Map
- Future Land Use Map
- Aerial Photograph

Area Zoning Map

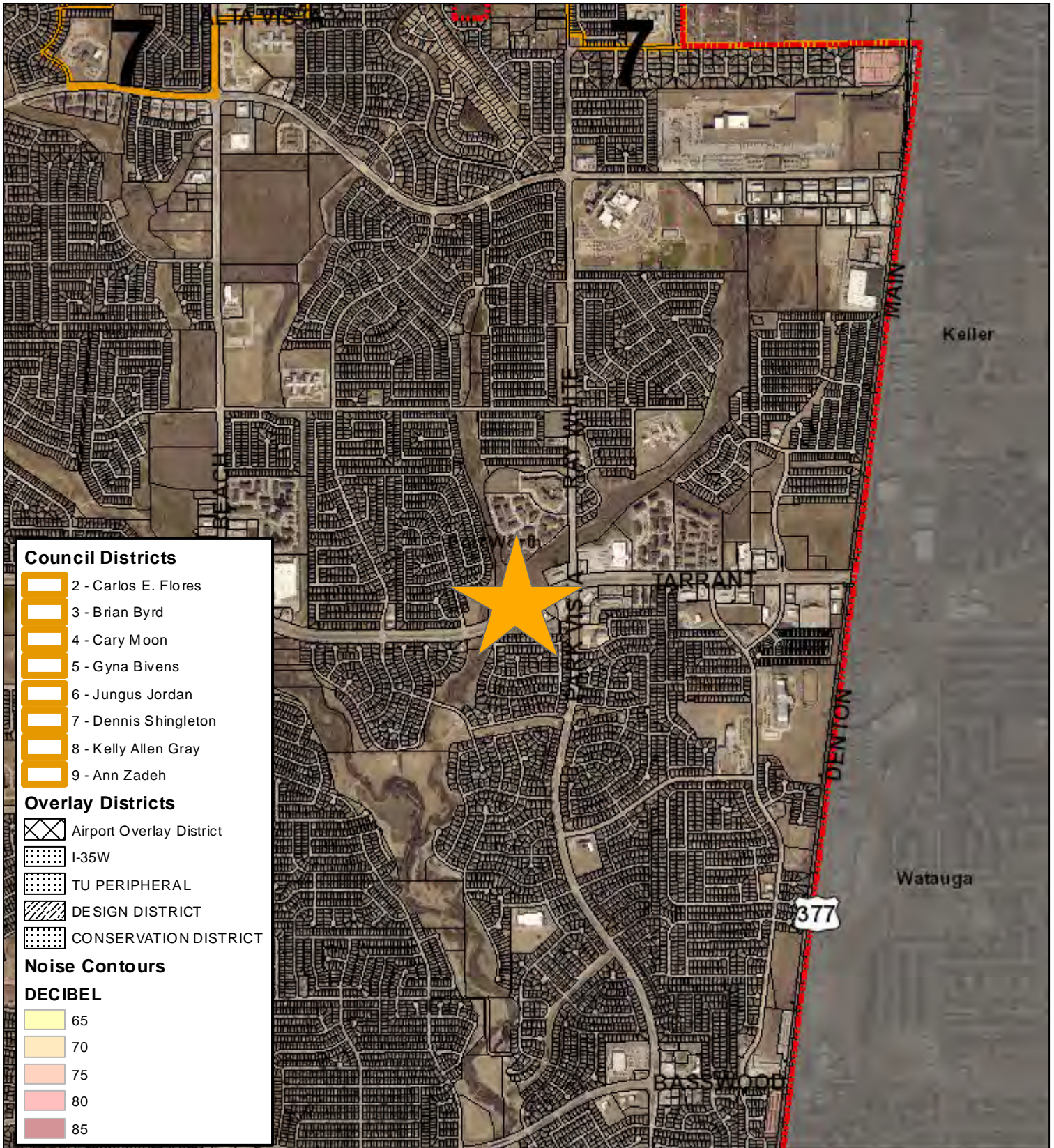
Applicant: MQ Northside Retail LLC
 Address: 4900 - 5100 blocks N. Tarrant Parkway
 Zoning From: CF, E, FR
 Zoning To: CF, FR, F
 Acres: 14.83959631
 Mapsco: 36G
 Sector/District: Far North
 Commission Date: 8/12/2020
 Contact: 817-392-8043











Subject Area
 300 Foot Notification








Area Map



Council Districts






-  2 - Carlos E. Flores
-  3 - Brian Byrd
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jungus Jordan
-  7 - Dennis Shingleton
-  8 - Kelly Allen Gray
-  9 - Ann Zadeh

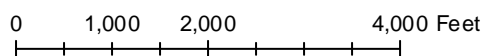
Overlay Districts

-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

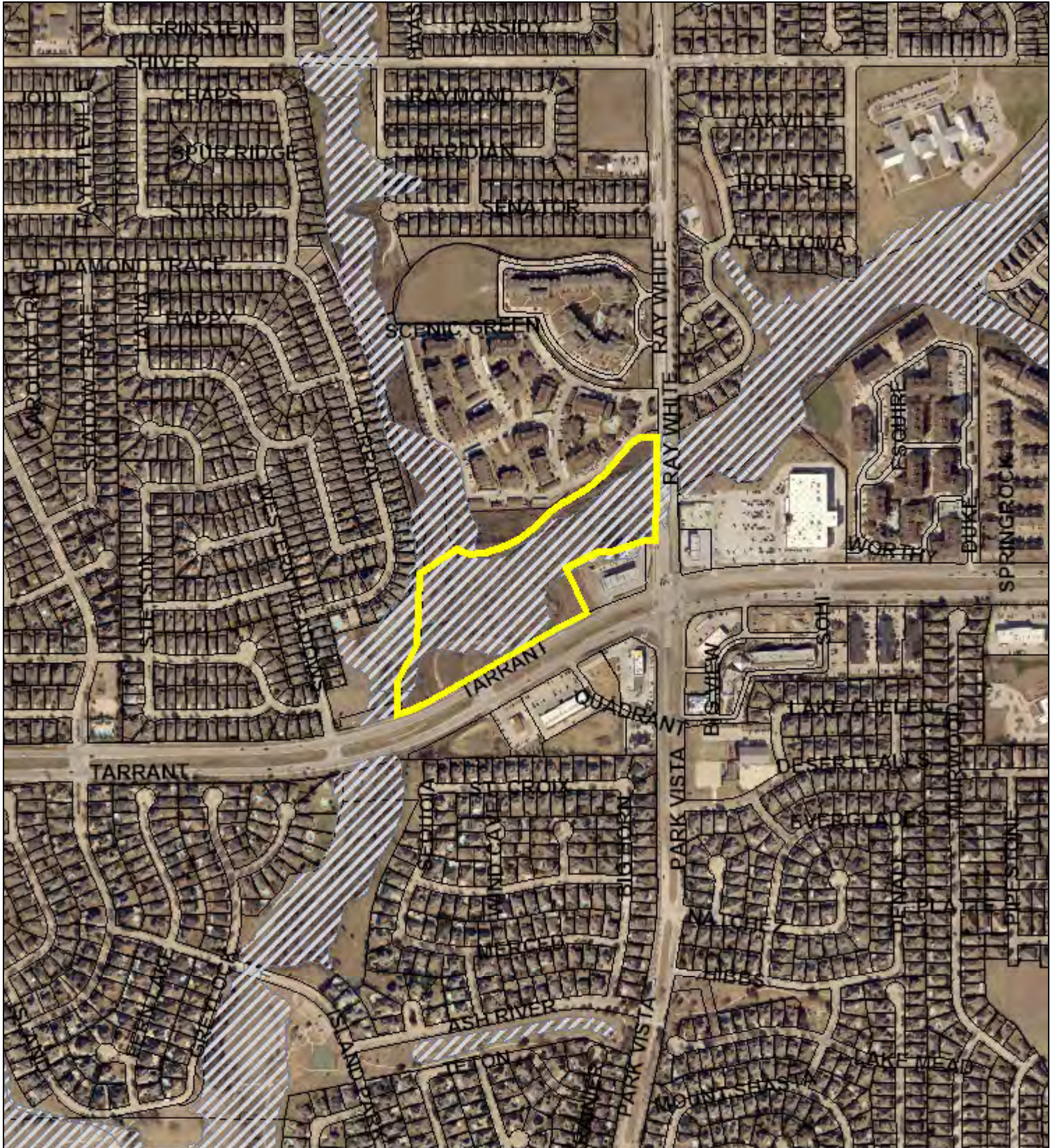
Noise Contours

DECIBEL

-  65
-  70
-  75
-  80
-  85

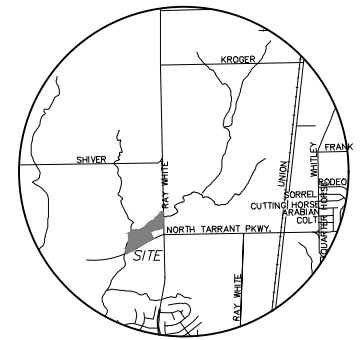


Aerial Photo Map

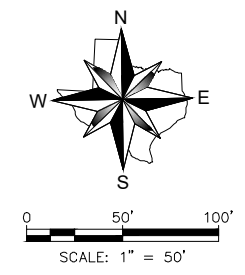


0 400 800 1,600 Feet





VICINITY MAP
NOT TO SCALE



LEGEND

- SITE BOUNDARY
- EXISTING ZONING BOUNDARY PER COFW GIS
- PROPOSED ZONING BOUNDARY

No.	DATE	REVISION	APPROV

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ZONING EXHIBIT

PARK VISTA BLVD & N TARRANT PKWY
 FORT WORTH, TEXAS 76137